

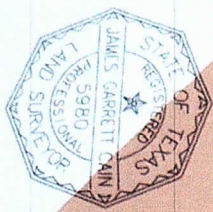
LINE	BEARING	DISTANCE
T1	N 87°19'44" E	788.08
T2	S 34°21'07" W	108.95
T3	S 34°21'07" W	108.95
T4	S 48°09'42" W	240.95
T5	S 81°23'51" W	198.81
T6	S 2°52'04" E	297.75
T7	N 28°56'20" W	108.83
T8	N 82°21'57" W	143.88
T9	S 47°03'29" W	69.06
T10	S 47°18'44" W	82.79
T11	N 26°32'19" W	297.75
T12	N 87°23'57" E	159.91
T13	S 2°10'16" E	188.02
T14	S 38°40'58" W	102.40
T15	S 43°08'20" W	108.12
T16	N 27°01'16" W	188.02
T17	N 88°08'45" E	240.95
T18	S 47°03'29" W	22.96

The survey was made in accordance with the provisions of the Surveying Act of 1909 and the amendments thereof and is being submitted along with a legal description of the tract(s) shown hereon.

NOTE: Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202 NAD 83.

I, James Garrett Cain, do hereby certify that this Plat accurately represents, on and is being submitted along with a legal description of the tract(s) shown hereon.

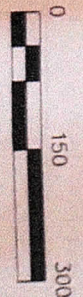
James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 5980



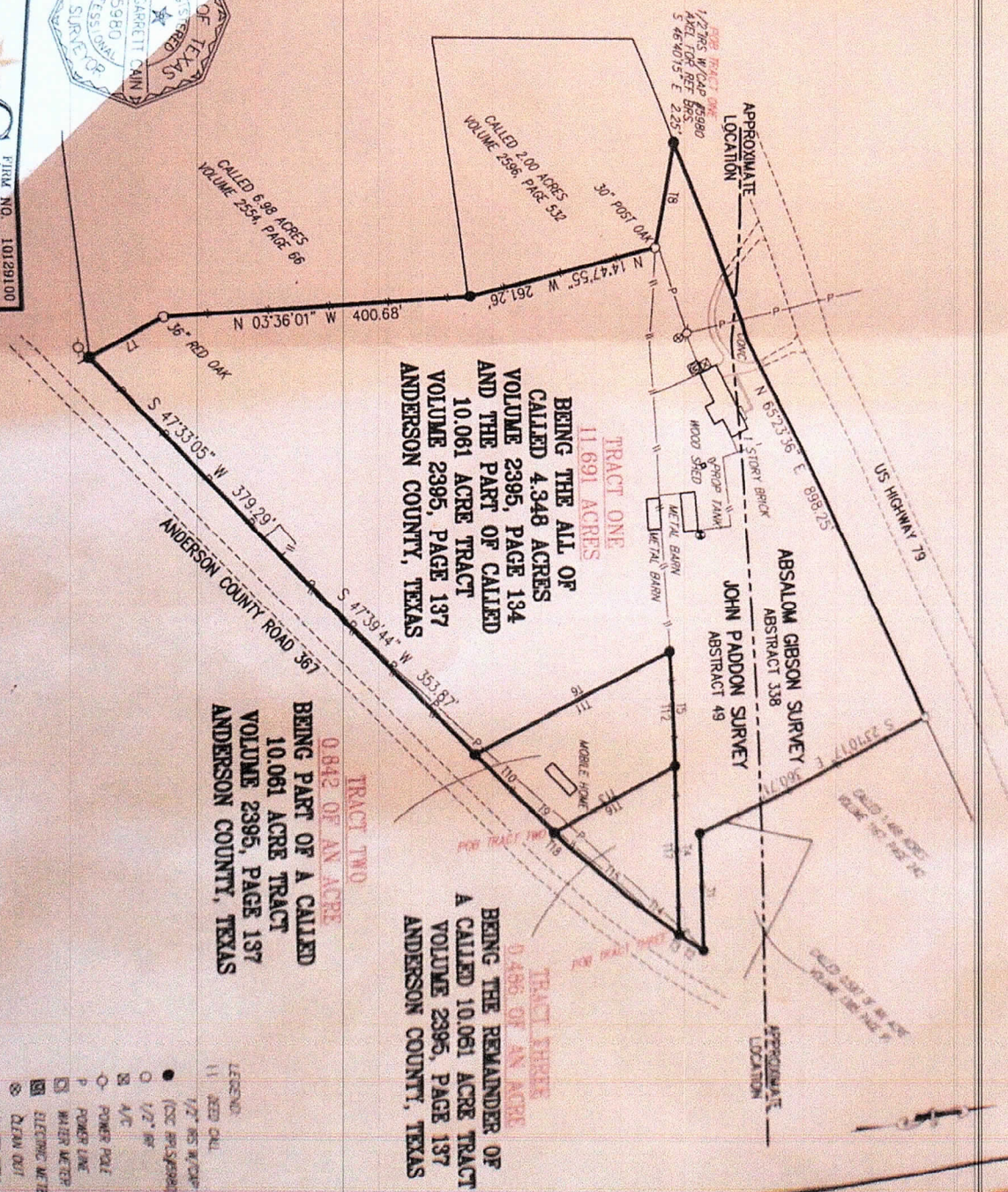
DATE: 11/23/2020
DWM. NO.: J3826
B/P/G: 287/30

REVISIONS
A SURVEY FOR
TASHIA R. PITTS
5162 N. US HIGHWAY 79
PALESTINE, TEXAS

FIELD NO. 101291100
SURVEYING COMPANY
CRAIN
315 HWY. 110 SOUTH - WINTERHOUSE, TEXAS 75701
PHONE: 903-839-1104 FAX: 903-839-1184



- LEGEND:
- 1/2" IRIS W/COMP (CSC REISSUED)
 - 1/2" IR
 - ⊗ 4" F
 - ⊕ POWER POLE
 - P POWER LINE
 - ⊗ WATER METER
 - ⊗ ELECTRIC METER
 - ⊗ ZEMAN OUT
 - ⊗ WATER WELL
 - ⊗ UNLESS OTHERWISE NOTED



CALLER 6.88 ACRES
VOLUME 254, PAGE 86

TRACT ONE
11.691 ACRES
BEING THE ALL OF
CALLED 4.348 ACRES
VOLUME 2395, PAGE 134
AND THE PART OF CALLED
VOLUME 2395, PAGE 137
ANDERSON COUNTY, TEXAS

TRACT TWO
0.842 OF AN ACRE
BEING PART OF A CALLED
VOLUME 2395, PAGE 137
ANDERSON COUNTY, TEXAS

TRACT THREE
0.486 OF AN ACRE
BEING THE REMAINDER OF
A CALLED 10.061 ACRE TRACT
VOLUME 2395, PAGE 137
ANDERSON COUNTY, TEXAS

APPROXIMATE
LOCATION
1.27 ACRES IN ROAD RIGHT OF WAY
AXEL FOR PPT 69.225'
S 46°40'15" E 225'

ABSALOM GIBSON SURVEY
ABSTRACT 338
JOHN PADDOON SURVEY
ABSTRACT 49

WOOD SHED
1 STORY BRICK
METAL TANK
METAL BARN

MOBILE HOME

APPROXIMATE
LOCATION

TRACT 1 - 11.691 ACRES
ABSALOM GIBSON SURVEY, ABSTRACT 338
JOHN PADDON SURVEY, ABSTRACT 49
ANDERSON COUNTY, TEXAS
TASHIA R. PITTS
J3826-TR1-11.691AC

NOVEMBER 27, 2020

BEING 11.691 acres situated in the Absalom Gibson Survey, Abstract 338 and the John Paddon Survey, Abstract 49, Anderson County, Texas, being all of a called 4.348 acres as recorded in Volume 2395 Page 137 and part of a called 10.061 acres as recorded in Volume 2395 Page 137 of the Deed Records of Anderson County, Texas (DRACT). Being located at 5162 North US Highway 79 (US 79), Palestine, Texas. Said 11.691 acres being more particularly described by Metes and Bounds as follows:

BEGINNING at a ½" iron rod (w/cap RPLS #5980) set to mark the Northwest corner of this 11.691 acres, in the North line of a called 2.00 acres as recorded in Volume 2596 Page 532 of the DRACT, in the Southeast margin of said US 79 and having an existing axle found for reference South 46°40'15" East a distance of 2.25 feet;

THENCE with the Southeast margin of said US 79 North 65°23'36" East a distance of 898.25 feet to an existing ½" iron rod found in same and marking the Northwest corner of a called 1.468 acres as recorded in Volume 1167 Page 242 of the DRACT;

THENCE with the West line of said called 1.468 acres and the West line of a called 0.587 of an acre as recorded in Volume 1385 Page 91 of the DRACT South 23°10'17" East a distance of 360.71 feet to a ½" iron rod (w/cap RPLS #5980) set to mark the Southwest corner of said called 0.587 of an acre;

THENCE with the South line of said called 0.587 of an acre North 87°39'44" East a distance of 168.08 feet to a ½" iron rod (w/cap RPLS #5980) set in same and being in the Northwest margin of County Road 367 (CR 367);

THENCE with the Northwest margin of said CR 367 South 34°21'07" West a distance of 36.96 feet to a ½" iron rod (w/cap RPLS #5980) set in same and being in the South line of said called 4.348 acres and the North line of said called 10.061 acres;

THENCE with the South line of said called 4.348 acres and the North line of said called 10.061 acres South 88°09'45" West a distance of 240.95 feet to a ½" iron rod (w/cap RPLS #5980) set in same and South 87°23'57" West a distance of 159.91 feet to a ½" iron rod (w/cap RPLS #5980) set in same;

THENCE across said called 10.061 acres South 25°02'19" East a distance of 297.76 feet to a ½" iron rod (w/cap RPLS #5980) set in the North margin of said CR 367;

THENCE with the North margin of said CR 367 the next two calls South 47°39'44" West a distance of 353.87 feet and South 47°33'05" West a distance of 379.29 feet to a ½" iron rod (w/cap RPLS #5980) set in same and being the Southeast corner of a called 6.98 acres as recorded in Volume 2554 Page 66 of the DRACT;

THENCE with the East line of said called 6.98 acres North 28°56'20" West a distance of 106.63 feet to an existing 36" red oak found marking a break in same;

 **CAIN**
SURVEYING COMPANY

315 HWY 110 SOUTH WHITEHOUSE TEXAS 75701 LICENSE NO. 10129100 PHONE 903-839-1104 FAX 903-839-1184

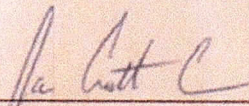
THENCE continuing with the East line of said called 6.98 acres North 03°36'01" West a distance of 400.68 feet to a 1/2" iron rod set to mark the Northeast corner of same and being the Southeast corner of said called 2.00 acres;

THENCE with the East line of said called 2.00 acres North 14°47'55" West a distance of 261.26 feet to an existing 30" post oak found marking the Northeast corner of same;

THENCE with the North line of said called 2.00 acres North 82°23'57" West a distance of 143.89 feet to the Place of Beginning and containing 11.691 acres of land.

NOTE: Bearings are based on the Texas State Plane Coordinate System, Texas North Central, Zone 4202, NAD 83.

I, James Garrett Cain, do hereby state that this Legal Description represents an on the ground survey made under my supervision on November 18, 2020 and is being submitted along with a Plat of said tract herein described.



James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 5980

